

**HISTORIC PRESERVATION COMMISSION MEETING
SEPTEMBER 9, 2019**

WORKSHOP 6:00

**PROPOSED AGENDA: 6:30 P.M.
City Hall Upstairs Conference Room
Ellijay, Georgia**

- I. Call to Order**
- II. Determination of Quorum**
- III. Approval of Agenda**
- IV. Approval of June 10, 2019 Minutes**
- V. Public Input**
- VI. Old Business**
- VII. New Business**
 - **COA Application Review & Action for Docket 2019-004 (10/14 River Street.):** build a permanent concrete structure that will have the same brick veneer to match the building as what will be used for the rooftop. This will be used for deliveries for the opened back doorway of the building that was previously approved. This concrete structure will encompass the steel posts for the stairs once they are installed. The construction of an elevator shaft and an additional covered structure on the roof in the rear that will be lower than the covered bar. Public notice requirement met (ad published in Times Courier August 21, 2019).
 - **COA Application Review & Action for Docket 2019-005 (2 Northside Square.):** change the awning covering from well worn and dated cedar shakes to standing seam metal like we did on 5 Southside Square. Public notice requirement met (ad published in Times Courier August 21, 2019).
 - **Workshops (TBA)**
 - **Next regular meeting: 2nd Monday of the Month (or as needed)**
(Workshop at 6:00 pm; Hearing at 6:30 pm)
- VIII. Adjournment**

PUBLIC NOTICE

HISTORIC PRESERVATION COMMISSION

City of Ellijay

This notice is to inform property owners in the designated Historic District of the City of Ellijay that an application for a Certificate of Appropriateness has been submitted by the owner/legal agent of 10/14 River Street, parcel number 10122-011, build a permanent concrete structure that will have the same brick veneer to match the building as what will be used for the rooftop. This will be used for deliveries for the opened back doorway of the building that was previously approved. This concrete structure will encompass the steel posts for the stairs once they are installed. The construction of an elevator shaft and an additional covered structure on the roof in the rear that will be lower than the covered bar. The building was constructed in 1940. A workshop will be held at 6:00 p.m. on September 9, 2019 followed by a public hearing at 6:30 p.m., at Ellijay City Hall (upstairs), for public input before the Commission considers this request.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

(Application must be filled out completely)

____ Pre-Application
 ____ Preliminary site visit request
 ____ Application

Date Received 8-8-19
 Hearing Scheduled _____

[NOTE:] Architectural, Engineered or Sealed Drawings for any structural and/or exterior modifications or additions (including signage) must be submitted with this application.

DESIGNATED PROPERTY:

Location of Property (include street address if available)

10/14/16 River Street Ellijay, GA 30540

Tax Map Identification 10122-011

Name of Applicant Matt Bond and Jason Boutwell

Doing Business as (if applicable) HildaJo, LLC

Address of Applicant 301 Goldmine Trail Ellijay, GA 30536

Phone: Cell 404-520-1021 Work _____ Home _____

Relationship of Applicant to Property (Lessee, owner) owner

Architect Matt Barrett

Address _____ Phone 917-217-8324

Contractor Ben Reece

Address _____ Phone 706-455-5568

TYPE OF BUILDING

____ Single Family ____ Addition to existing structure
☒ Commercial ☒ Repair
 ____ Two Family ____ Fence/Wall
 ____ Garage ____ Parking
 ____ Multi-family ____ Demolish/Move

PROPOSED WORK

☒ Alteration to existing structure
☒ New Construction
 ____ Landscaping
 ____ Sign/Advertising
 ____ Other

Is there an application relevant to this property and the subject modifications or improvements pending or contemplated before the Board of Zoning Appeals, City Planning Commission or City Council? If so, please specify NA

Who will represent applicant before the Historic Preservation Commission?

Name Matt Bond or Ben Reece or both

Title or relationship to applicant Owner and/ or Contractor

Address 301 Goldmine Trail Ellijay, GA 30536 Phone 404-520-1021

General Description of each modification or improvement: We are seeking to build a permanent concrete structure that will have the same brick veneer to match the building as what will be used for the rooftop. This will be used for deliveries for the opened back back doorway of the building that was previously approved. This concrete structure will encompass the steel post for the stairs once they are installed. The construction of an elevator shaft and an additional covered structure on the roof in the rear that will be lower than the covered bar.

Why is work planned? To update and improve current conditions of building, and add an new construction of an elevator shaft that will connect the ground floor to both the second floor apartments (for residents only) and the roof top restaurant.

What materials will be used? Concrete and brick veneer with railings to match all other railings for the building.

How will the work be performed and what methods of application will be used? by a licensed contractor
Please see Appendix Page 1 for all descriptions

Will the existing appearance be the same or different? Slightly different Explain This will be a rear access for opened door in the back. The size of the landing and will be approximately 5 ft across and 8 ft out from rear door with steps down and a ramp off to the side. will be removed and windows scraped and painted back white. The painted stucco in the rear of building will be updated, as will the structure of the elevator shaft
What is the estimated cost? \$\$150,000 and the building on the back of the building as proposed in the attached info.

When is the work to begin? Upon permitting - approx mid September

What is the completion date? Mid September

Name, address & Phone # of property owner and/or legal agent (Print or type):

Matt Bond and Jason Boutwell
301 Goldmine Trail Ellijay, GA 30536
404-520-1021

Notarized signature of property owner and/or agent

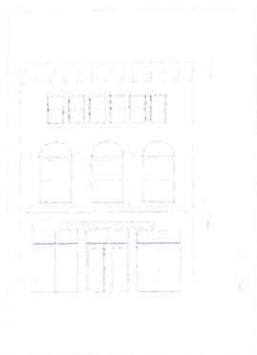
Mail completed application with supporting documentation to:
Historic Preservation Commission
197 North Main Street
Ellijay GA 30540

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TO BE COMPLETED BY CITY STAFF

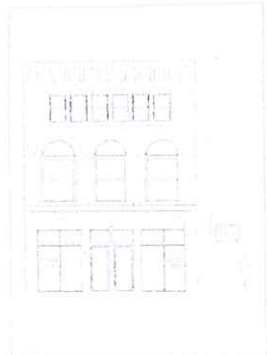
Received by \_\_\_\_\_ Docket Number \_\_\_\_\_  
Date \_\_\_\_\_ Tax Map Identification \_\_\_\_\_  
Qualifies for Administrative Review \_\_\_\_ yes \_\_\_\_ no



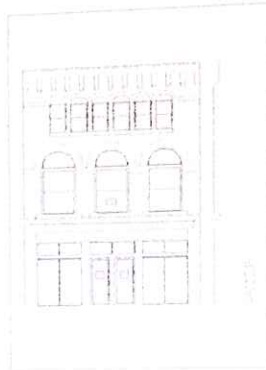
## Types of Allowable Signage in the Downtown Historic District



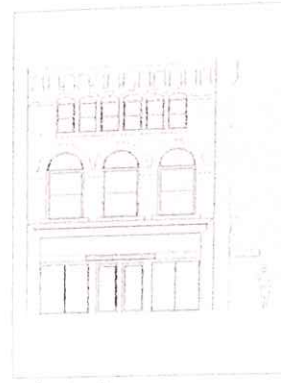
1. Flush Mounted



2. Projecting



3. Window



4. Awning/Canopy

*Examples of Allowable Sign Types (See Ellijay's Design Policies & Guidelines and the City Sign Ordinance for Specifics)*



1. Flush Mounted



2. Projecting

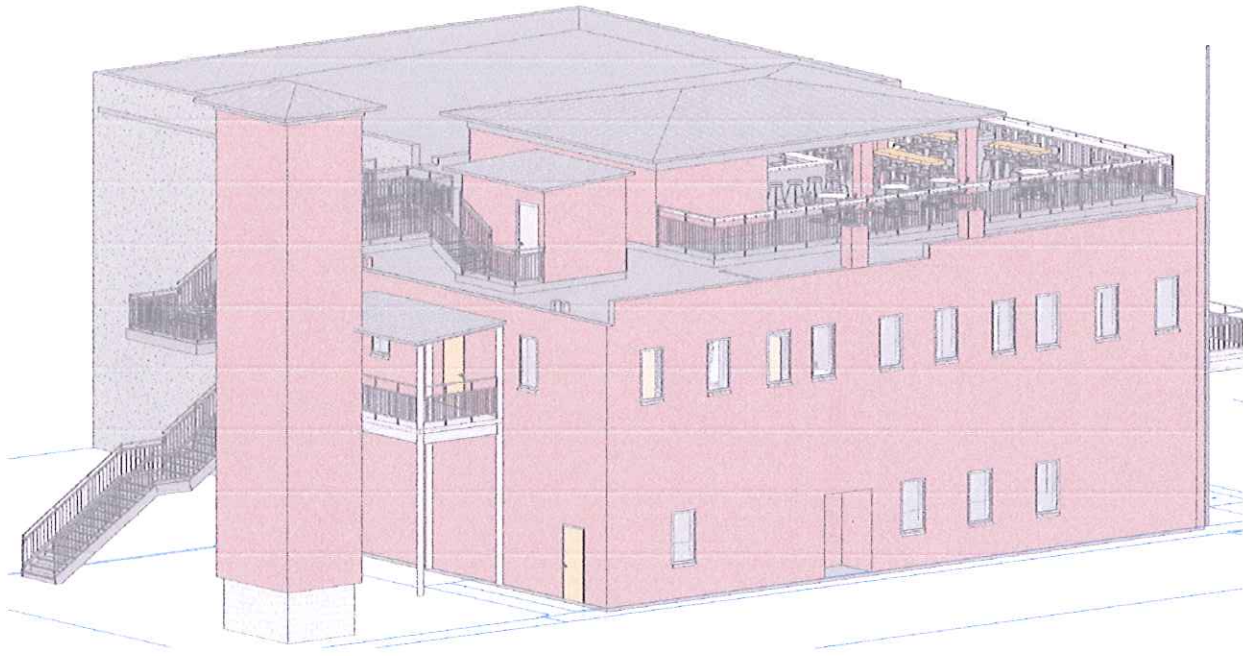


3. Window



4. Awning/Canopy

Provided by the Ellijay Historic Preservation Commission (August 2010)



Previously approved was the steps and deck as depicted here. The new application is to add

1. a detached elevator shaft that will access the second-floor apartments and go all the way to the roof.
2. We would also propose approval of the small building additional at original rooftop grade that would be for additional storage and refrigeration of the roof top restaurant. With a catwalk over to access the rooftop restaurant.
3. We are also wanting to make a permanent exit ramp from the rear of the building that is on the left side of the elevator shaft. This exit ramp would be poured with concrete and be stucco covered on the exterior as well.

The Elevator shaft is currently projected to reach a height of 47 ft 2 in which would be below the 50ft height limit in downtown Ellijay. We ask consideration of the materials that are used. The top half of the rear of the building is already stucco covered and we will be painting it – therefore, we are asking for consideration to match the Elevator Shaft with similar fiber contained stucco that would be painted to match the rear of the building as depicted on this next page. This picture does not have the stucco painted but we are planning to paint to match in an appropriate manner with the brick Or an



appropriate contrast. Open to suggestions!

## **PUBLIC NOTICE**

### **HISTORIC PRESERVATION COMMISSION**

#### **City of Ellijay**

**This notice is to inform property owners in the designated Historic District of the City of Ellijay that an application for a Certificate of Appropriateness has been submitted by the owner/legal agent of 2 North Side Square, parcel number 10122-081, change the awning covering from well worn and dated cedar shakes to standing seam metal like we did on 5 Southside Square. The building was constructed in 1930. A workshop will be held at 6:00 p.m. on September 9, 2019 followed by a public hearing at 6:30 p.m., at Ellijay City Hall (upstairs), for public input before the Commission considers this request.**



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

(Application must be filled out completely)

☒ Pre-Application  
 \_\_\_\_\_ Preliminary site visit request  
 \_\_\_\_\_ Application

Date Received \_\_\_\_\_  
 Hearing Scheduled \_\_\_\_\_

**NOTE:** Architectural, Engineered or Scaled Drawings for any structural and/or exterior modifications or additions (including signage) must be submitted with this application.

DESIGNATED PROPERTY:

Location of Property (include street address if available)

2 - NORTHSIDE SQ.

Tax Map Identification \_\_\_\_\_

Name of Applicant

BO CHANCE

Doing Business as (if applicable)

MOUNTAIN OAKS FURNITURE (Formerly Rustic Boffalo)

Address of Applicant

PO Box 95 Blue Ridge GA 30513

Phone: Cell

(706) 633-8318

Work

same

Home

same

Relationship of Applicant to Property (Lessee, owner)

- owner -

Architect

Address

Phone

Contractor

Address

Phone

TYPE OF BUILDING

☒ Single Family  
☒ Commercial  
 \_\_\_\_\_ Two Family  
 \_\_\_\_\_ Garage  
 \_\_\_\_\_ Multi-family

\_\_\_\_\_ Addition to existing structure  
 \_\_\_\_\_ Repair  
 \_\_\_\_\_ Fence/Wall  
 \_\_\_\_\_ Parking  
 \_\_\_\_\_ Demolish/Move

PROPOSED WORK

\_\_\_\_\_ Alteration to existing structure  
 \_\_\_\_\_ New Construction  
 \_\_\_\_\_ Landscaping  
 \_\_\_\_\_ Sign/Advertising  
 \_\_\_\_\_ Other

Is there an application relevant to this property and the subject modifications or improvements pending or contemplated before the Board of Zoning Appeals, City Planning Commission or City Council? If so, please specify   ⓪  

Who will represent applicant before the Historic Preservation Commission?

Name

BO CHANCE

Title or relationship to applicant

same/owner

Address

same as above

Phone

✓



General Description of each modification or improvement: We would like  
your permission to change the gully covering from  
well worn old dated cedar shake to standing seam metal  
like we did on 5 Southside Sq (Caterbury Bldg)

Why is work planned? Existing gully covering at end of life and  
we would like to upgrade to a more permanent water proof  
material -

What materials will be used? Standing seam metal -

How will the work be performed and what methods of application will be used? No modifications  
to frame, shape or size. Existing cedar shake will be removed.

Will the existing appearance be the same or different? ✓ Explain The surface of the gully roof will be stripped and standing seam  
metal added.  
Replace wood/cedar shake with metal -

What is the estimated cost? \$1,100.00

When is the work to begin? - Late Fall -

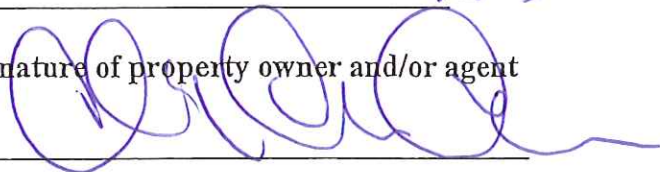
What is the completion date? ASAP -

Name, address & Phone # of property owner and/or legal agent (Print or type):

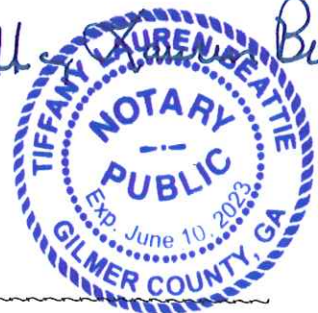
Bo Curries  
P.O. Box 95  
Blue Ridge, GA 30513

(706) 633-8318

Notarized signature of property owner and/or agent



Tiffany Lauren Beattie



Mail completed application with supporting documentation to:  
 Historic Preservation Commission  
 197 North Main Street  
 Ellijay GA 30540

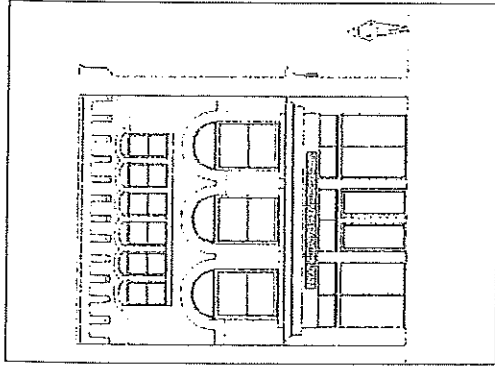
TO BE COMPLETED BY CITY STAFF

Received by \_\_\_\_\_ Docket Number \_\_\_\_\_

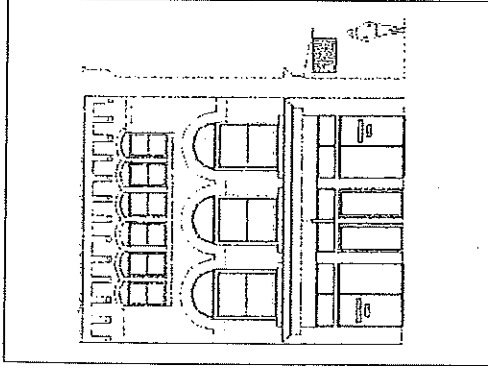
Date \_\_\_\_\_ Tax Map Identification \_\_\_\_\_

Qualifies for Administrative Review \_\_\_\_\_ yes \_\_\_\_\_ no

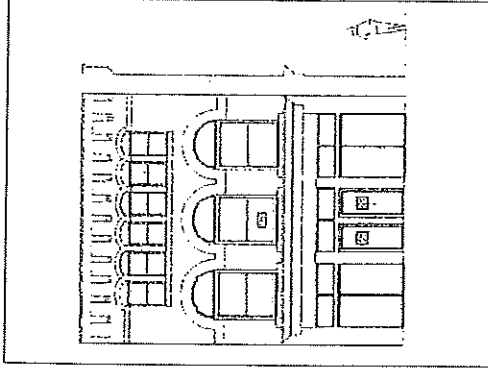
# Types of Allowable Signage in the Downtown Historic District



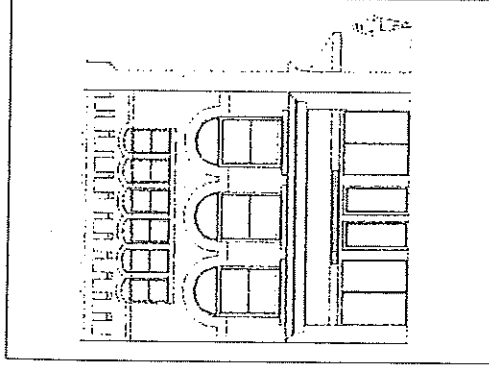
1. Flush Mounted



2. Projecting

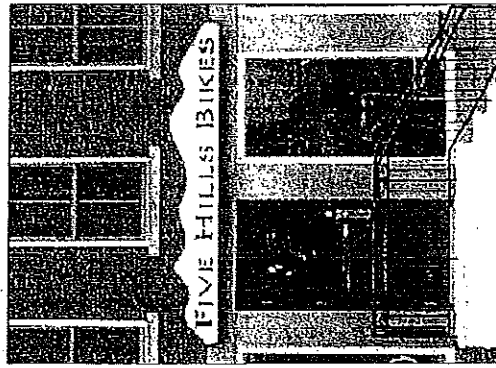


3. Window

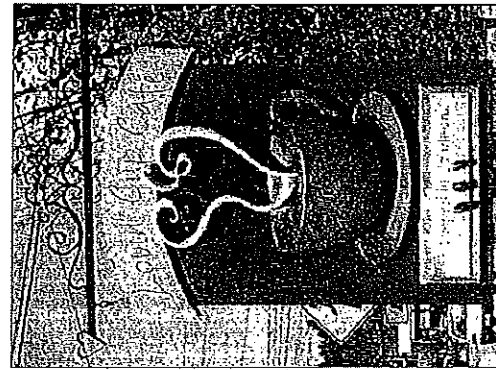


4. Awning/Canopy

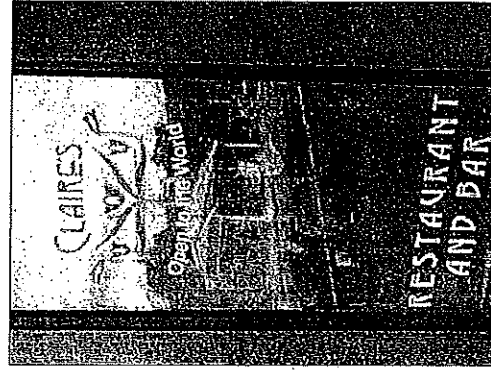
## Examples of Allowable Sign Types (See Ellijay's Design Policies & Guidelines and the City Sign Ordinance for Specifics)



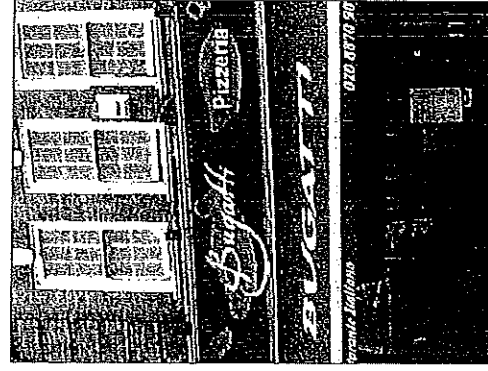
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4. Awning/Canopy

Provided by the Ellijay Historic Preservation Commission (August 2010)